

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: BN/167/24/HH

LOCATION: 8 Downview Road
Barnham
PO22 0EE

PROPOSAL: Demolition of existing kitchen and bay windows and construction of single and two storey side and rear extensions. First floor added to existing footprint.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BN/114/23/HH	Redevelopment of bungalow to create 5 bedroom 2 storey house. Demolition of rear conservatory and footprint enlarged with extensions to front and rear. First floor to be set partially within the new roof. Full height glazed entrance hall to front, balcony to rear and detached timber framed garage.	Withdrawn 22-11-23
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REPRESENTATIONS

Barnham and Eastergate Parish Council - No objection. However, the committee were disappointed by the loss of trees and vegetation.

No representations were received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:****ADC ENGINEERS**

The disposal strategy and other statement indicate that surface water will be drained via infiltration (to ground). The applicant has submitted groundwater monitoring and infiltration testing, these give the impression that infiltration should be possible. Groundwater has been evidenced to peak at 1.905m. This means that 1m of unsaturated ground between the groundwater and base of any infiltration structure can be achieved.

An infiltration test has been submitted which demonstrates an infiltration rate that would comfortably achieve our half drain requirements. However, the infiltration testing is not fully BRE DG 365 compliant, as only one test was completed - as opposed to the three consecutive tests stipulated by the guidance.

Whilst the site investigations are inadequate for detailed design purposes, they evidence that an infiltration design is likely to be achievable on the site. The high-level design is robust, includes consideration of biodiversity, water treatment and amenity. The overarching strategy is supported, however further detail of the design will be required- including the calculations before it is approved.

If the planning officer is minded to grant planning permission, then it is requested that the following condition is applied to the decision notice. The applicant has not provided enough evidence to demonstrate the detail of the surface water drainage design and that it will not increase flood risk, therefore it will need to be scrutinised further. It is accepted that it is unlikely that the surface water drainage design would affect the layout or scale of the proposed development.

POLICY CONTEXT

Lidsey Treatment Catchment.
Prone to groundwater flooding.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow which is set back from the road. The properties along Downview Road are varied in character and are a mix of single and two storey dwellings. The proposal is for significant extensions to the bungalow, which will see a substantial increase in the footprint and height of the building. A first floor is to be added to the existing bungalow, which will increase the height of the dwelling from 5.5m to 9m. A further two storey side extension measuring 2.3m is to be added to the south of the dwelling and a side and rear extension added to the northern side of the dwelling, projecting 5m from the rear elevation and 2m to the side. A single storey rear extension will be added, measuring 4.5m deep. The first floor extension to the existing bungalow, combined with the addition of further two storey elements will create a two storey dwelling with a pitched roof and prominent use of gable ends. Combined, the extensions will dominate the existing structure, and the increase in height, together with use of gabled ends where the existing bungalow has a hipped roof, will substantially alter the character of the dwelling, in partial conflict with policy D DM4 of the Arun Local Plan (ALP). Notwithstanding this, there are a variety of dwelling types and designs present on the street, and as such, the proposed extensions will not harm the character of the area or appear unduly prominent within the street scene.

The materials are painted render, with grey tiles. There is some vertical timber boarding proposed on the

side extension element to north of the dwelling. These materials differ from the existing materials, which are brickwork and tiles. However, as there are a range of different materials present on the street, the materials will not appear incongruous. The fenestration type and pattern will be significantly altered. The proposed windows would have a simplified appearance, without glazing bars or detailing surrounding the openings, reflecting the more modern design. This would alter the character of the dwelling, but will not harm the visual amenity of the area.

A 1.2m post and rail fence is to be added to the front boundary, behind proposed new planting. The height and type of fencing is appropriate for the setting and is acceptable in accordance with D DM1. The proposal includes the removal of planting on the southern boundary, and the removal of a tree in the rear garden, however the proposed landscaping plan does indicate that replacement hedging and borders will be planted and trees are retained where possible.

Although there is some conflict with policy D DM4, the proposal will not adversely impact the visual amenity, or the character of the area in accordance with policy D DM1 of the Arun Local Plan, and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The site has neighbours to the north and south. To the south, a distance of the 6m to the boundary will be maintained and a distance of 3m to the north. Although the extensions will result in an increase in the height of the property from 5.5m to 9m, the increased height will not result in overbearing effects on nearby properties. The proposed extensions to the rear of the property will extend beyond the rear elevations of neighbouring properties. At the southern boundary, the proposed extension is single storey and extends alongside the neighbours detached outbuilding. At the northern boundary, the part of the rear extension closest to the boundary will be two storey, however, the extension would not extend significantly beyond the rear elevation of the neighbouring dwelling and spacing would be retained between the built form and the shared boundary with this neighbour. The extensions will not result in harmful effects on neighbouring properties by way of overbearing or overshadowing.

The proposed extensions will involve the insertion of windows at first floor level. Small windows serving bathrooms are proposed at first floor level within the north eastern flank of the host dwelling. To the rear, several large windows are proposed, including full length windows and two Juliet balconies. The dwelling has a substantial rear garden and there will be no overlooking of any property at the rear. The proposed windows will result in some increased overlooking of the rear gardens of neighbouring properties to the north and south. However, there are significant distances between dwellings, and the relationship between the dwellings would be similar to many others on the street. Any increase in overlooking resulting from the development would not be unduly harmful to neighbouring residential amenity.

The proposal will not give rise to additional harmful overshadowing, overbearing or overlooking effects that would affect residential amenity, and accords with D DM1 of the Arun Local Plan and Part M of the Arun Design Guide.

DRAINAGE

As the proposal falls in the Lidsey Treatment Catchment, the management of surface water drainage is a consideration in reducing flood risk in the locality. The council's drainage engineers were consulted on the proposals and had no objection, subject to a pre-commencement condition requiring further details of the proposed drainage scheme. The condition is considered sufficient to ensure that the proposals will not increase flood risk elsewhere and will be sustainably drained in accordance with policies W DM1 and W DM3.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is

recommended for approval subject to the following conditions and informatives

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan, Proposed Ground Floor Plan and Proposed South West Elevation P01
- Proposed First Floor Plan and Elevations P02
- Proposed Plans P03
- Proposed Screening Soft Landscaping Plan
- Biodiversity Enhancement Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 Prior to the commencement of development, full details of the proposed surface water

drainage scheme must be submitted and approved in writing by the Local Planning Authority. The full details submitted for approval shall include:

1. Winter groundwater monitoring,
2. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,
3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,
4. Impermeable area plan,
5. Calculations modelling the surface water drainage network for the following storm events:
 - a. 100% Annual Exceedance Probability
 - b. 10% AEP + climate change allowance
 - c. 3.3% AEP + climate change allowance
 - d. 1% AEP + climate change allowance
- All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,
6. Detailed drainage plans conforming to Local Planning Authority guidance,
7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
8. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1 and W DM3.

4 All of the windows at or above first floor level in the north east flank elevation of the building shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with Arun Local Plan policies D DM1 and D DM4.

5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

6 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances-on-stored-volumes-or-rainfall-intensity>. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the

structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year + climate change allowance storm event on site.

Suitable water treatment is required upstream to the point of discharge in all circumstances to minimise any groundwater pollution risk or detriment to the drainage network.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design.

Designers are guided to refer to Sustainable drainage systems: non-statutory technical standards and The SuDS Manual by CIRIA as these guide our decisions about the design, maintenance, and operation of sustainable drainage systems. Supplementary guidance notes and design checklists regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> and <https://www.arun.gov.uk/surfacewater> on Arun District Council's website

7

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.